



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> Ave NE., P.O. BOX 90012  
BELLEVUE, WA 98009-9012

**OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS**

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 22-102355-LO

Project Name/Address: Falk Residence 6539 170th PI SE

Planner: David Wong  
425-452-4282  
DWong@bellevuewa.gov

**Minimum Comment Period:** 3/31/22

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☒ Plans
- ☐ Other:

**OTHERS TO RECEIVE THIS DOCUMENT:**

- ☒ State Department of Fish and Wildlife
- ☒ State Department of Ecology, Shoreline Planner N.W. Region
- ☒ Army Corps of Engineers
- ☒ Attorney General
- ☒ Muckleshoot Indian Tribe



## Development Services

# SEPA Environmental Checklist

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## Instructions

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with "Not Applicable" or "Does Not Apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays. For assistance, see [SEPA Checklist Guidance](#) on the Washington State Department of Ecology website.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The city may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## Background

1. Name of proposed project, if applicable Falk Residence  
~~City of Bellevue Permit No. 15-123112-Gi~~
2. Name of applicant Cary Falk
3. Contact person Paul Green Phone 2537703144
4. Contact person address 409 East Pioneer, Puyallup WA 98372
5. Date this checklist was prepared 2/10/2022
6. Agency requesting the checklist City of Bellevue

7. Proposed timing or schedule (including phasing, if applicable)

Within 3-6 months of approval

8. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, explain.

No

9. List any environmental information you know about that has been prepared or will be prepared, that is directly related to this proposal.

Vegetation Management Plan Bradley Designs

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None

11. List any government approvals or permits that will be needed for your proposal, if known.

Vegetation Management Plan  
Mitigation, Restoration, and/or Enhancement plan

12. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Replace two snags/stumps with new Trees.

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and the section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

6539 170th PI SE, Bellevue, WA 98006

## Environmental Elements

### Earth

1. General description of the site:

☐ Flat

☐ Rolling

☒ Hilly

☒ Steep Slopes

☐ Mountainous

☐ Other \_\_\_\_\_

2. What is the steepest slope on the site (approximate percent slope)? 54%

3. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Beausite gravelly sandy loam, 15 to 30 percent slopes (BeD)

4. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

5. Describe the purpose, type, total area and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate the source of the fill.

The site will balance with the removed stumps and replanting.

6. Could erosion occur as a result of clearing, construction or use? If so, generally describe.

No erosion is expected.

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? There will be no change to the current impervious

8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

Tree replacement will not require additional erosion control.  
Erosion Control regulated by BCC 23.76

## Air

1. What types of emissions to the air would result from the proposal during construction, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

None.

2. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

3. Proposed measures to reduce or control emissions or other impacts to air, if any.

None.

## Water

### 1. Surface Water

- a. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No.

- b. Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

- c. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of the fill material.

None.

- d. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose and approximate quantities, if known.

No.

- e. Does the proposal lie within a 100-year floodplain? No.  
If so, note the location on the site plan.

- f. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

2. Ground Water

- a. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No.

- b. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.



3. Water Runoff (including stormwater)

- a. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

N/A

- b. Could waste materials enter ground or surface waters? If so, generally describe.

No

- c. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

Indicate any proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any.

None.

## Plants

1. Check the types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other \_\_\_\_\_
- ☒ evergreen tree: fir, cedar, pine, other \_\_\_\_\_
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ orchards, vineyards or other permanent crops
- ☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other \_\_\_\_\_
- ☐ water plants: water lily eelgrass, milfoil, other \_\_\_\_\_
- ☐ other types of vegetation \_\_\_\_\_

2. What kind and amount of vegetation will be removed or altered?

Two Douglas Fir stumps/snags, minimal native vegetation as required

3. List any threatened and endangered species known to be on or near the site.

None.

4. Proposed landscaping, use of native plants or other measures to preserve or enhance vegetation on the site, if any.

4 AMELANCHIER ALNIFOLIA / WESTERN SERVICEBERRY  
6 TSUGA HETEROPHYLLA / WESTERN HEMLOCK  
to be added in the disturbed area. See re-vegetation plan for further details.

5. List all noxious weeds and invasive species known to be on or near the site.

## Animals

1. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: ☒hawk, ☐heron, ☐eagle, ☒songbirds, ☐other \_\_\_\_\_

Mammals: ☒deer, ☐bear, ☐elk, ☐beaver, ☐other \_\_\_\_\_

Fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, ☐other \_\_\_\_\_

2. List any threatened and endangered species known to be on or near the site.

None.

3. Is the site part of a migration route? If so, explain.

All of western Washington is part of the Pacific Flyway for migratory birds.

4. Proposed measures to preserve or enhance wildlife, if any.

None.

5. List any invasive animal species known to be on or near the site.

None known

### Energy and Natural Resources

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

None.

## Environmental Health

1. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe.

No.

- a. Describe any known or possible contamination at the site from present or past uses.

None known.

- b. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

N/A

- c. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

N/A

- d. Describe special emergency services that might be required.

None.

- e. Proposed measures to reduce or control environmental health hazards, if any.

None.

2. Noise

- a. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None.

- b. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?  
Indicate what hours noise would come from the site.

Typical noise related to tree removal equipment.

- c. Proposed measures to reduce or control noise impacts, if any.

Work performed during normal daylight business hours.

Noise regulated by BCC 9.18

## Land and Shoreline Uses

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Single Family Residential

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

None.

- a. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how?

No.

3. Describe any structures on the site.

One single family home with sport court.

4. Will any structures be demolished? If so, what?

No.

5. What is the current zoning classification of the site? Single Family R-3.5

6. What is the current comprehensive plan designation of the site? Single Family SF-L

7. If applicable, what is the current shoreline master program designation of the site?

None.

8. Has any part of the site been classified as a critical area by the city or county? If so, specify.

~~No.~~

Yes, steep slopes are located on-site and on adjacent sites.

9. Approximately how many people would reside or work in the completed project? 4

10. Approximately how many people would the completed project displace? None.

11. Proposed measures to avoid or reduce displacement impacts, if any.

None.

12. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

None.



13. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.

None.

## Housing

1. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N/A

2. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

0

3. Proposed measures to reduce or control housing impacts, if any.

None.

## Aesthetics

1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

N/A

2. What views in the immediate vicinity would be altered or obstructed?

Views will be improved for neighbors by replacement of snags with living trees.

3. Proposed measures to reduce or control aesthetic impacts, if any

Replacing snags with living trees.

### Light and Glare

1. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Non.

2. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

3. What existing off-site sources of light or glare may affect your proposal?

None.

4. Proposed measures to reduce or control light and glare impacts, if any.

N/A

### Recreation

1. What designated and informal recreational opportunities are in the immediate vicinity?

N/A

2. Would the proposed project displace any existing recreational uses? If so, describe.

No.

3. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

None.

### Historic and Cultural Preservation

1. Are there any buildings, structures or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? If so, specifically describe.

No.

2. Are there any landmarks, features or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No.

3. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

None.

4. Proposed measures to avoid, minimize or compensate for loss, changes to and disturbance to resources. Please include plans for the above and any permits that may be required.

None.

## Transportation

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

170th Place SE. No change to existing access.

2. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

N/A

3. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

No change.

4. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No.

5. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.

No.

6. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

None.

7. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

8. Proposed measures to reduce or control transportation impacts, if any.

None.

## Public Service

1. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No.

2. Proposed measures to reduce or control direct impacts on public services, if any.

None.

## Utilities

1. Check the utilities currently available at the site:

- ☒ Electricity
- ☒ natural gas
- ☒ water
- ☒ refuse service
- ☒ telephone
- ☒ sanitary sewer
- ☐ septic system
- ☐ other

2. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed.

No change.

**Signature**

*The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.*

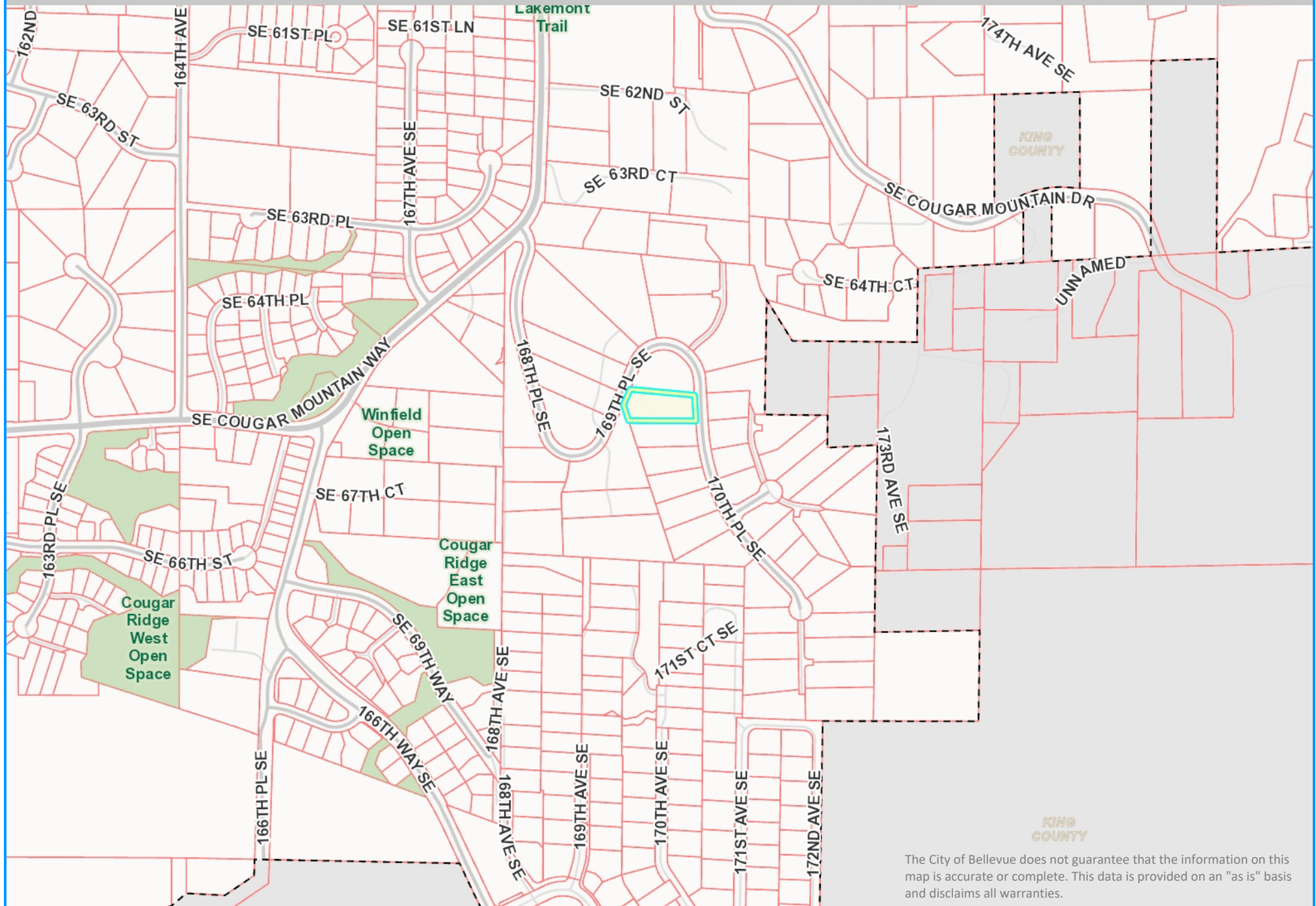
Signature 

Name of signee Paul Green

Position and Agency/Organization Azure Green Consultants

Date Submitted 2/16/2022

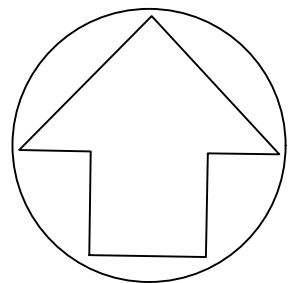
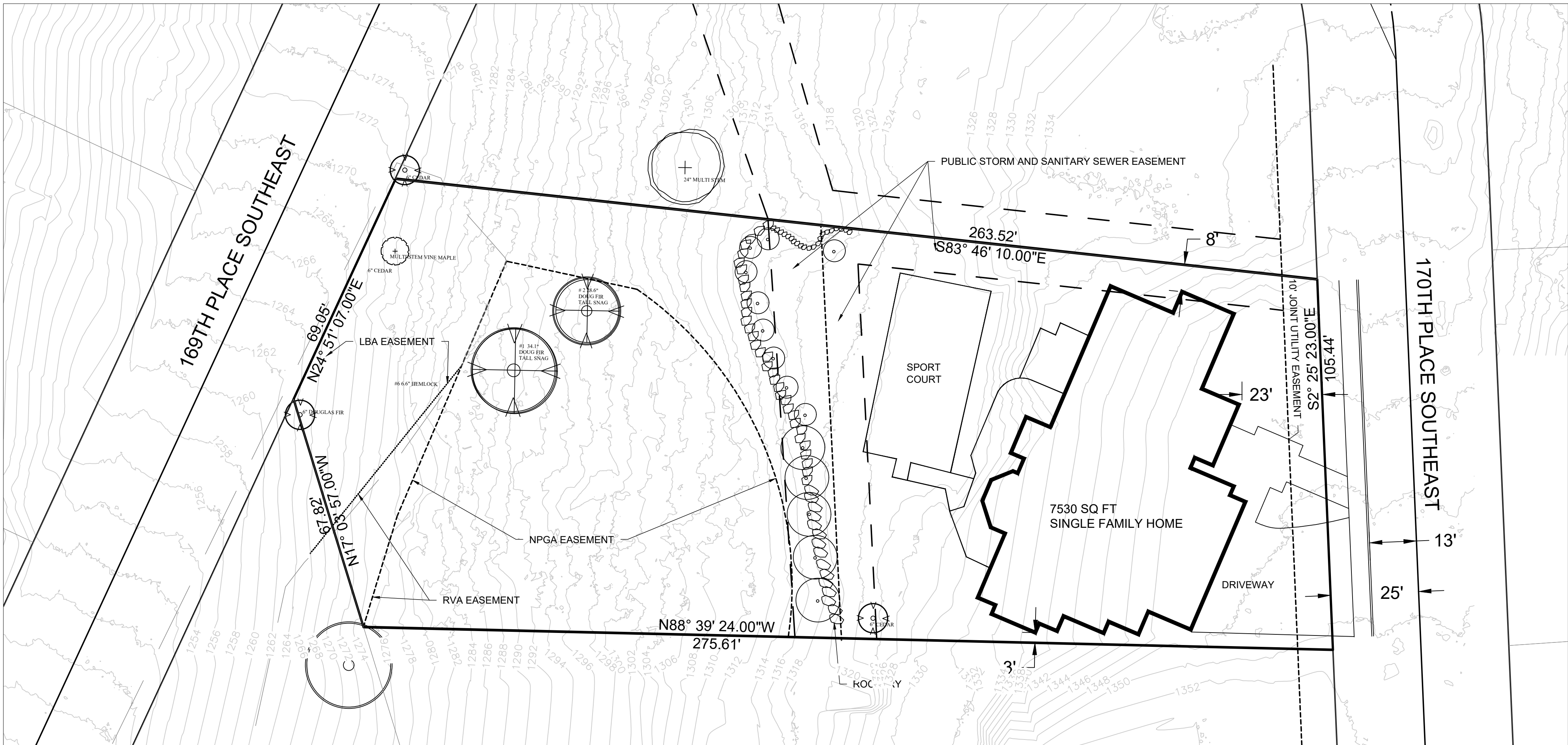
# Vicinity Map



The City of Bellevue does not guarantee that the information on this map is accurate or complete. This data is provided on an "as is" basis and disclaims all warranties.



FALK RESIDENCE



PARCEL: 3303850080  
ADDRESS: 6539 170th Pl. SE Bellevue WA 98006

LEGAL DESCRIPTION: LOT 8 OF THE  
HIGHLANDS AT BELLEVUE RECORDED UNDER  
AUDITORS NUMBER 9902100758

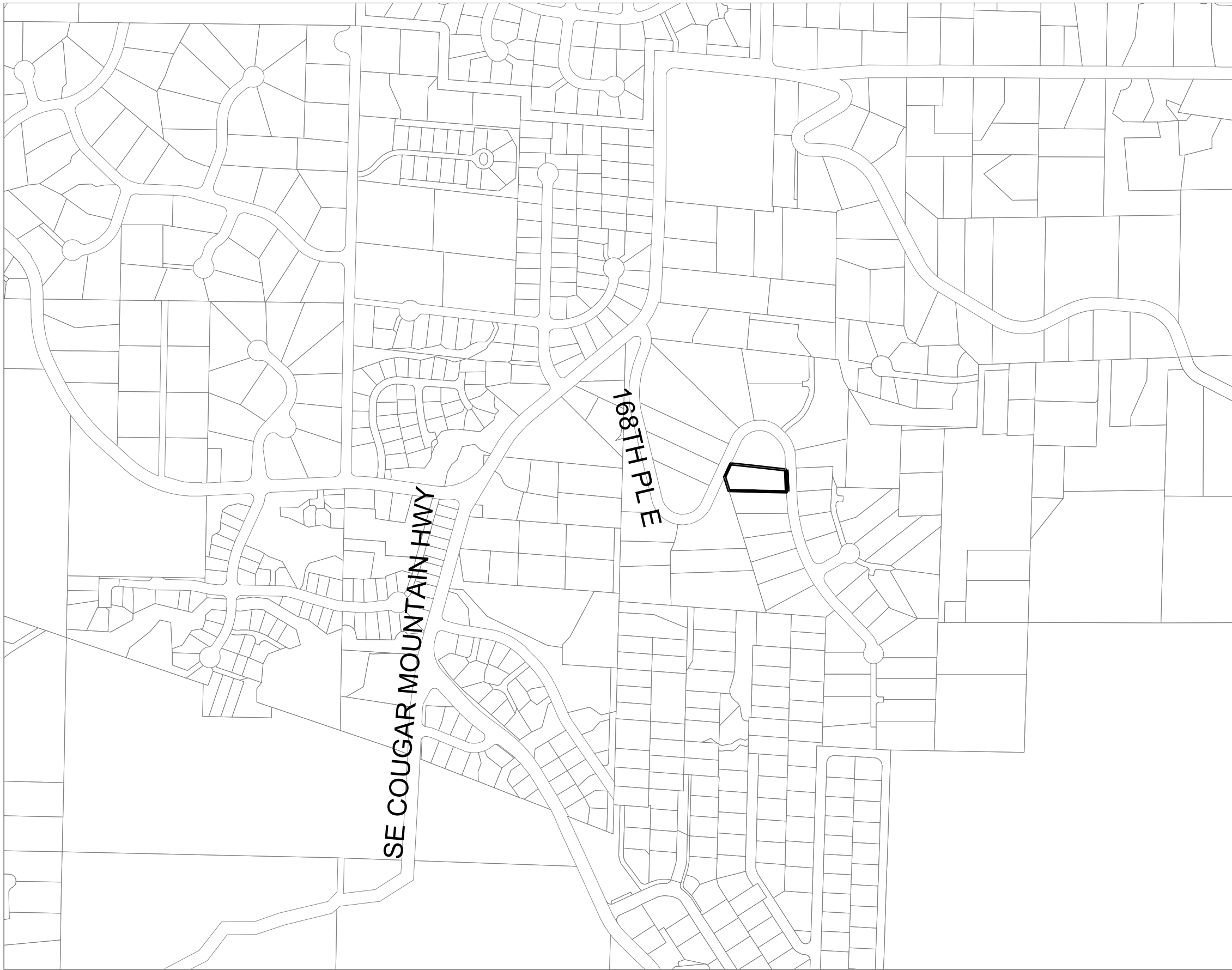
NGPA - NATIVE GROWTH PROTECTION AREA  
RVA - RETAINED VEGETATION AREA  
LBA - LANDSCAPE BUFFER AREA EASEMENTS  
RECORDED UNDER NUMBER 9902100758

IMPERVIOUS SURFACE: 9005 SQ FT

DATAM: NAVD 88  
CONTOURS FROM LIDAR

OWNER:  
  
CARY FALK  
6539 170th Pl. SE Bellevue WA 98006  
phone: (235) 620-6666  
email: cary@caryfalk.com

VICINITY MAP 1" = 500'



SITE PLAN B

FALK RESIDENCE

CARY FALK  
6539 170th Pl. SE Bellevue WA 98006  
Phone (235) 620-6666

DRAWING

SHEET  
OF



409 East Pioneer, Suite A - Puyallup, WA 98372 Phone: 253.770.3144 Fax: 253.770.3142

JOB NO: 2702  
DATE: May 18, 2018  
DRAWN BY:  
CHECKED BY:  
APPROVED BY: Paul Green

REVISION	DATE
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**MODIFICATION TO VEGETATION MANAGEMENT PLAN PREPARED BY MADTES DESIGN,  
DATED 2014**

**\*The following text replaces pages 5-7 starting with heading “Vegetation Management Plan Components” of the document prepared and submitted by Madtes Design, and approved by City of Bellevue, 2014.**

**Date: 11 January 2019**

**Project: Falk Residence**

6539 170<sup>th</sup> Pl. SE, Bellevue, WA 980006

Highlands at Bellevue

King County Tax Parcel # 330385-0080

**Vegetation Management Plan Components (revised)**

The primary purpose of the proposed vegetation management plan is to replant areas impacted by the recent topping and to address view impacts. A detailed restoration plan as well as five (5) years of maintenance and monitoring is proposed to ensure to the restored vegetation is successfully established. Specific goals, objectives, and performance standards for the restorations plan are described in detail on sheet L0.01 of Madtes Design documents and as outlined below:

Short-Term Objectives:

- Increase native plant density and mitigate the temporal loss of tree cover by installing native plants within the management area per approved planting plan.
- Reduce the presence of and minimize the opportunity for noxious weed species expansions within the management plan area by removing/limiting the amount Himalayan Blackberry located in the South-Western half of the management area.
- Maintain existing habitat characteristics within the management area by leaving in existing tree trunks, branch piles and limbs.
- Reopen and manage view corridors from the residence to prevent future tree topping

Long-Term Objectives:

Successfully establish installed native plant species and minimize noxious weed species to help maintain slope stability and existing wildlife habitat functions. To reach the long-term objectives following annual monitoring shall occur (as shown on sheet L-2). Each year for the five (5) required years for maintenance and monitoring the following will be performed:

- 1.) Following acceptance of the as built by the City of Bellevue annual compliance monitoring shall be completed for the period of five (5) years. Annual compliance



monitoring shall be completed by a qualified professional and comprise a site investigation in August or September and reporting to the City of Bellevue by November 30<sup>th</sup> of each monitoring year.

2.) Monitoring shall be comprised of a qualitative assessment of conditions within the planting area for purposes of evaluating the current year's success standards. At the time of each monitoring, the following information shall be collected within the planting area and assessed relative to the success standards established for this project:

- The condition of install plant stock including survivorship, health, and vigor.
- The rationale for competitions, if present, will be determined.
- The species composition of and aerial coverage provided by noxious weeds.
- A direct count inventory and assessment of all install plant stock shall be used to evaluate plant stock conditions, species composition and aerial coverage by noxious weeds shall be assessed using the sample plots or transects.

In addition to field data collection, photographs of plant area shall be taken from the permanent photo points established during the as built.

The results of each compliance monitoring assessment shall be summarized in a written report and submitted to the City of Bellevue no later than November 30<sup>th</sup> of the respective monitoring here.

#### Monitoring

- 80% survival by installed plants after the fifth year following installation
- Less than 10% coverage within the management area by Himalayan Blackberry.

The reports restoration plan includes site-specific application of the following restoration design standards outlined by the City of Seattle's Critical Areas handbook:

- Installation of plant species consistent with those outlined in the "Geological Hazards Planting Templates". To ensure successful establishment, all proposed plant species are recommended for use in geological hazard areas and or are present within the management area or on adjoining contiguous portions of the ECA.
- Use of appropriate size and form for installed plants stock. One (1) and two (2) gallon containerized nursery tree stock is proposed for use. Shrubs should be a minimum of 2-gallon containers. 2-gallons plants are less prone to transplant shock than bare root plants of the same species.
- Use of appropriate plant spacing. Proposed tree spacing is 9 feet on center for trees, 6 feet on center for shrubs, 4 feet on center for ground covers.
- Removal of invasive species. Although not widespread on-site, Himalayan Blackberry and other invasive will be controlled.
- Use of appropriate notes and details to guide plan implementation.



A detailed maintenance, monitoring and contingency plan as described on sheet one of the restoration plan provided by Madtes Design, dated 2014. Maintenance is proposed for a period of five years and includes weeding and pruning of the installed plants to ensure successful establishment and vigorous growth. Monitoring is proposed for a period for five years and includes annual vegetation assessments and reporting to the City of Bellevue. The contingency plan binds the Landowner to work with the city of Bellevue to ensure that the proposed restoration is a success.

### **Cost Estimates**

Estimated cost for maintenance is \$500 per year for years one through five for labor and maintenance (total of \$2500). The total cost for monitoring for years one through five is estimated at \$14,167.

Kind regards,

**Kathleen Bradley Reader RLA, ASLA**  
*Principal*